



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

FOR OFFICIAL USE ONLY

File #: 1275-LB-17

Date Received: 6.16.17

Street Address of Proposed Application: 2626 Albany Avenue

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: \$350 Surcharge Fee: \$60 Affidavit Fee: \$20

Applicant's Interest in Prc RENT KITCHEN.

Brief Description of Proposed Activity: Kosher CATERING IN HOUSE

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

* Beth El Temple of West Hartford Inc. JOY OF FOOD LLC
Record Owner's Name Applicant's Name
2626 Albany Ave 27 TIMBERWOOD ROAD
Street Street
West Hartford, CT 06117 WEST HARTFORD CT 06117
City State Zip City State Zip
860 232-9696 860-798-9388
Telephone # Telephone #

Contact Person:

Rabbi Howard Sawalsky
Name

Sawalsky
Street

Sawalsky CT 06117
City State Zip
Sawalsky@betheluh.org
Telephone # Email Address

Paul Berman JOYOFFOOD@CONNECTICUT.ME
Applicant's Signature
Paul Berman
Signature of Owner/Authorized Agent

June 1st 2017

Paul Bettan
27 Timberwood Road
West Hartford, CT 06117
(860) 231-1861



Todd Dumais
Town Planner
Town of West Hartford
50 South Main Street, West Hartford, CT 06107

Mr. Dumais

Joy of Food is a small family run business that my wife and I started in August of 2009. At that time we recognized that there was a need within the synagogue community for cost-effective kosher catering services. Also, we recognized that the synagogue was supporting a kitchen that was underutilized and that the synagogue was financially in need. Joy of Food addresses both of these needs and thus benefits the community by providing both cost-effective kosher catering services and by helping the synagogue meet its ongoing requirements.

Joy of Food uses the Beth El Temple kitchen to prepare food typically twice a week, on Mondays and Thursdays. Approximately half of the events that we serve are at Beth El Temple. Another significant fraction of the events that we serve are for Beth El members and others associated with Beth El. A small portion of our catering is for persons outside of the Beth El community, although many of these persons have a family or other connection to Beth El. Thus the majority of the events that we serve are either at Beth El Temple, or at events associated with Beth El Temple, for example at the homes of Beth El members. Kosher catering is a niche market having unique requirements. Because of the niche nature of kosher catering, because the observant Jewish community in West Hartford is at best stable, and because the Beth El membership represents the majority of our potential clientele, we do not expect this business to grow substantially beyond its current size. Also, our plan is to remain committed to serving the kosher catering needs of the Beth El community. We do not plan on serving the broader market, nor are we equipped to do so.

We bring the raw ingredients to Beth El with our personal vehicles. We typically arrive and depart during daytime hours. When we are cooking, two to four persons are typically in the kitchen. Rabbi Howard Sowalsky executive and ritual director of Beth El Temple supervises over cooking of all kosher functions. For events at Beth El, we add servers and dishwashers for the event commensurate with the size of the event. No trucks are ever used, nor do we envision the need for trucks. Also, we access Beth El using its entrance on Albany Avenue, and thus our impact on the residential community behind Beth El Temple is effectively zero. Accordingly,

we respectfully submit that our impact on the area around Beth El Temple is minimal. We have never received any comments or complaints from neighbors of Beth El Temple; rather the synagogue community has been extraordinarily supportive.

Because our services are for essentially the greater Beth El community, I hope that you would agree that our use of the Beth El kitchen is proper.

Sincerely,

Paul Bettan

**TOWN PLAN AND ZONING
COMMISSION**

Doc ID: 005741610002 Type: LAN
BK **4947** PG **372-373**

Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

SPECIAL USE PERMIT: #1275

NAME OF RECORD OWNER: Beth El Temple of West Hartford

STREET ADDRESS OF PROPERTY: 2626 Albany Avenue

DEED REFERENCE - VOLUME: PAGE: ZONE:

ORDINANCE: 177 SECTION: 42A (5a & 5b)

DATE APPROVED: July 8, 2015 EFFECTIVE DATE: July 29, 2015

LEGAL NOTICE OF ACTION PUBLISHED: July 14, 2015

DESCRIPTION OF ACTION:

2626 Albany Avenue— Application (SUP #1275) of the Joy of Food, LLC (Paul Bettan, Applicant) requesting approval of Special Use Permit to operate an accessory, full service, kosher catering business at the Beth El Temple. (Submitted for TPZ receipt on June 1, 2015. Required public hearing scheduled for July 8, 2015.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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An Equal Opportunity/Affirmative Action Employer

2. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by July of 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

DESCRIPTION OF PROPERTY: (May be Attached) See Deed Reference

TOWN PLAN AND ZONING COMMISSION

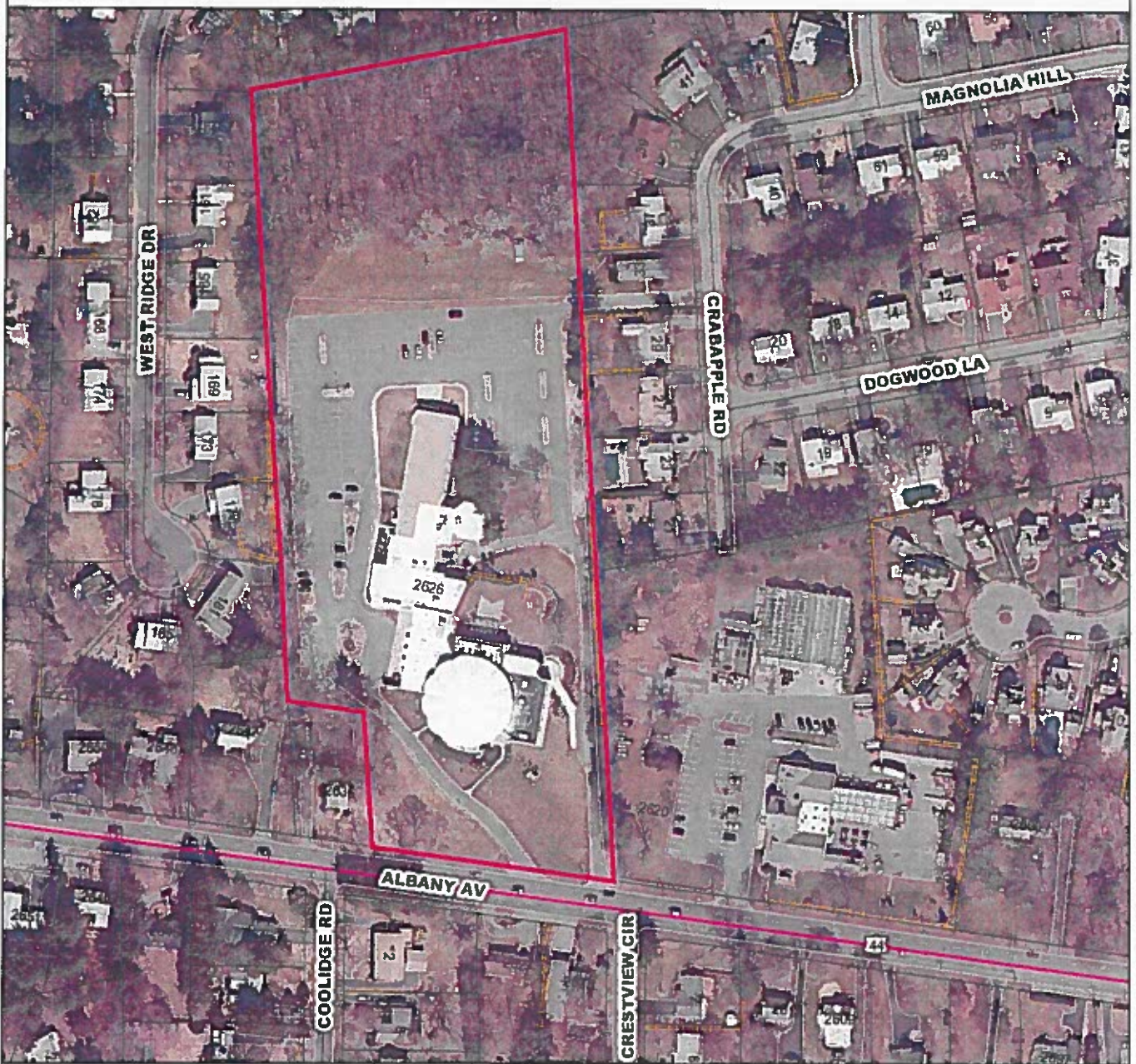


Todd Dumais, Secretary

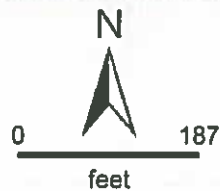
9/24/15

Date

2626 Albany Avenue

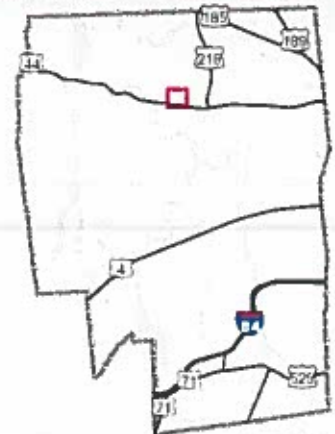
**Property Information**

Location 2626 ALBANY AVENUE
Property ID 0031 2 2626 0001
Owner BETH EL TEMPLE OF WEST
Zone R-13
Book/Page 263/ 175



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of West Hartford shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



Forwarded on 7-19-17 to: H. Sowa ~~Steg~~
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Wednesday, July 19, 2017 1:47 PM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Krauss
Subject: 2626 Albany Ave., SUP #1275-LB-17 - Joy of Food (Kosher Catering in House) @ Beth El Temple of West Hartford

Cathy,

I have reviewed the current Application , narrative and our files with reference to SUP #1275-LB-17 (Joy of Foods) and have no issue with the Application. A "look back" did not reveal any problems related to the operation that is licensed by the WHBHD.

Bob Proctor, RS
West Hartford Bloomfield Health District
7-19-17

Forwarded on 7.14.17 to:
H. SowlaSky
T. Dumais
C. Dorau

Brittany Bermingham

From: Mike Sinsigalli
Sent: Friday, July 14, 2017 8:47 AM
To: Brittany Bermingham
Subject: RE: Staff Review for SUP #1275-LB-17- Joy of Food

Follow Up Flag: Follow up
Flag Status: Flagged

Brittany,

As a Zoning matter, I have no issue with the application. However, we frequently give a pass to religious organizations on some kitchen fire protection requirements when their kitchens are used periodically and only for food warming or boiling pasta water. With the commercial use, I need to verify the level of fire protection in the kitchen. I will have someone go out there today.

Mike

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov

[Follow Us](#)

From: Brittany Bermingham
Sent: Wednesday, July 12, 2017 3:25 PM
To: Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Subject: FW: Staff Review for SUP #1275-LB-17- Joy of Food

Hello Mike- Please provide us with staff comments for 2626 Albany (Joy of Food) that will be going to TPZ in August.

Thanks!
Brittany

From: Brittany Bermingham
Sent: Wednesday, June 21, 2017 11:33 AM
To: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Review for SUP #1275-LB-17

One Special Use Permit was submitted to the TPZ and will be scheduled for public hearing next month.

- 2626 Albany Avenue (Beth El Temple, Joy of Food) SUP 1275-LB-17

Attached is the narrative. Please review and provide us with comments no later than Monday, July 3, 2017.

If you would like a hard copy, please let me know.

Brittany A. Bermingham

Planning Technician

Town of West Hartford

Department of Community Development: Planning & Zoning Division

50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504

brittany.bermingham@westhartfordct.gov

*Forwarded on 6.21.17 to: H. Soulaskey
T. Dumais
C. Dorau*

Brittany Bermingham

From: Brian Pudlik
Sent: Wednesday, June 21, 2017 1:08 PM
To: Brittany Bermingham
Cc: Catherine Dorau; Todd Dumais
Subject: RE: Staff Review for SUP #1275-LB-17

Brittany,

We have not received any complaints regarding the operation of Joy of Food out of the Beth El Temple. On this basis, I have no comments on this look-back application.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

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brittany.bermingham@westhartfordct.gov

*Emailed on 6.21.17 to: H. Sowlas Ky
T. Dumais*

Brittany Bermingham

C. Dorau

From: Tracey Gove
Sent: Wednesday, June 21, 2017 12:35 PM
To: Brittany Bermingham; Aimee Eberly; Bob Proctor; Mike Sinsigalli; Brian Pudlik
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review for SUP #1275-LB-17

No issues from the PD.

From: Brittany Bermingham
Sent: Wednesday, June 21, 2017 11:33 AM
To: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
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